COMM NW COR OF NE1/4 OF SE1/4, R
FOR POB, CONT E 219.99 FT, S 498
FT, N 498 FT TO POB, (AKA PARCEL

FULTON DANIEL SR
528 SW PACKARD ST
LAKE CITY, FL 32025

2026

20-4S-17-08624-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

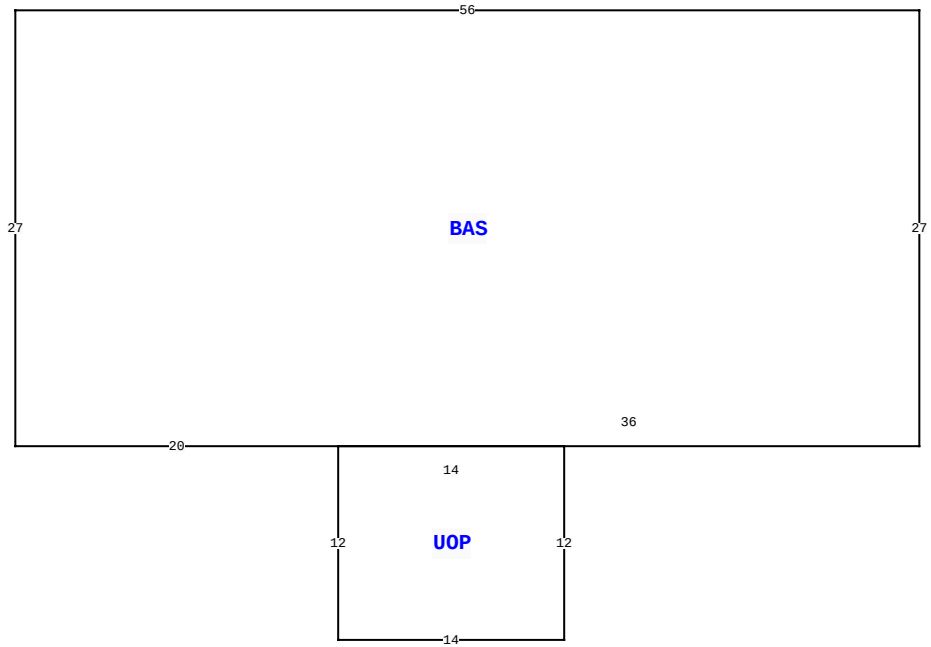
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	39,518
UOP	168	25		42	1,098
TOTALS	1,680			1,554	40,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,554	108.9000	65.34	101,538	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2005 Heated Area: 1512 HX Base Yr 2005



530 SW PACKARD ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		40,615
TOTAL MARKET OB/XF VALUE		10,300
TOTAL LAND VALUE - MARKET		35,280
TOTAL MARKET VALUE		86,195
SOH/AGL Deduction		41,325
ASSESSED VALUE		44,870
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,870
TOTAL JUST VALUE		86,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048876	Electrical Servic	0	12/18/2023
000046812	Electrical Servic	0	03/23/2023
30002	M H	487	03/14/2012
26805	M H	510	02/28/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/1410	12/22/2021	LE	U	I	14	100
GRANTOR: FULTON DANIEL SR						
GRANTEE: FULTON DANIEL SR						
1031/0618	11/18/2004	QC	Q	I	01	100
GRANTOR: LOUIS J BROWN						
GRANTEE: DANIEL FULTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E20 UOP= S12 E14 N12 W14$ E36 N27$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0262	PRCH,FOP	0	100	12	14	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,300

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.52	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,280							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 2.52 Total Land Value: 35,280 Market: 0 Agricultural: 0 Common: 35,280 PRINTED 11/07/2025 BY SYS